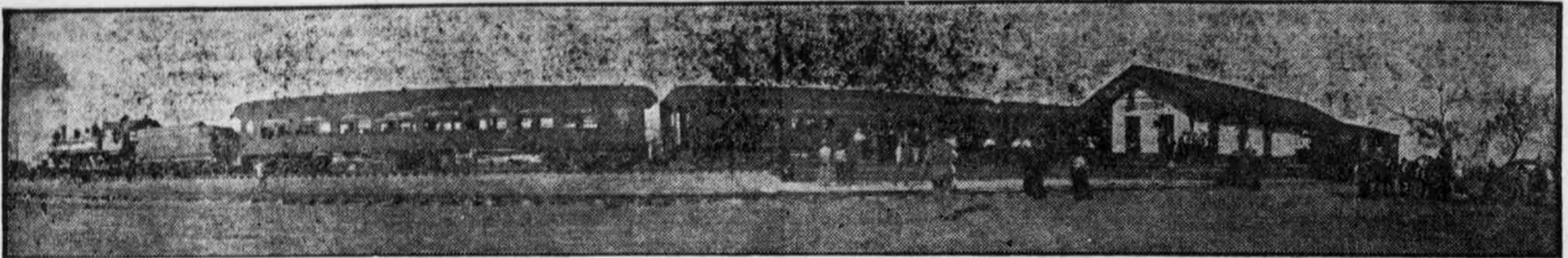


Go to Mission, Texas, in Lower Rio Grande Valley of the Gulf



Delegates from the Nut Growers' Convention at Brownsville, Texas, on Their Arrival at Mission for a Tour of Inspection of the La Lomita Lands.

Where Fortunes Are Being Made on the Rich La Lomita Lands

Are you going to Texas? If you are, it's time you were making up your mind to take a trip down this way. That's the common-sense, business-like thing to do—to go and see for yourself the rich La Lomita Lands at Mission. That's the only way to find out, and we know that our proposition will bear the most rigid investigation you can make.

We want you to come here and see what farmers and growers from Illinois, Iowa, Indiana, Minnesota, Nebraska, and other states are doing here, and learn from them the possibilities for accumulating wealth and making a happy home.

The situation may be summed up in the statement that any man who has a good store of energy and good sense, together with enough savings to give him a start, can do nothing but succeed in this rich country. And if such a man would own some of this land it behooves him to GO NOW AND GET IT. The rapidity with which it is being bought and settled portends an increase in values, and a couple of years of the enormous profit-takings are sure to send the price of the land to the place where it belongs.

FARMS EARN BIG INTEREST Did it ever occur to you that as soon as a new section of the country gets pretty well settled and developed its land values hurriedly reach a level commensurate with the earning power of the soil? What will that mean to the owners of land on the LaLomita tract. What would you consider land worth from which you could be reasonably sure of taking a profit of \$100 per acre and upwards each year? On a ten per cent basis it would be worth \$1,000 per acre, and there are whole agricultural states in which not a single farmer makes 10 per cent on the valuation of his land.

Did you make \$20 per acre clear money last year? Come to Mission and we will show you farmers who are netting from \$100 to \$500 per acre on land that will not cost as much per acre as yours. You don't have to farm a whole section and wear yourself out in order to accumulate a competency. The conditions down here are so unusual and so favorable that a 10, 20 or 40 acre tract is a great abundance.

IDEAL SPOT FOR NORTHERN FARMER It's the ideal place for the farmer from the high-priced, thickly settled agricultural districts of the older states, where land is so high that it will no longer produce adequate returns on the investment, where it is no longer possible to invest for yourself or to surround yourselves with farms for your children. There's a chance to get them all together here, and a chance for them all to make money. We need good men with families or prospective families to complete our colony in this most healthful and sunny climate at Mission. We realize that there is power in numbers, and that men to help put this land in cultivation is all that we need to make it double in value a number of times in the next two years.

If you are renting a farm, or have to borrow money to pay your rent, why continue to do so and be satisfied with \$20 crops on \$200 land, when you can come to Mission and make enough from your first year's crops to more than pay for your land at present prices?

COME AND SEE FOR YOURSELF We want you to come and meet the two men who came here last year and rented 43 acres of land, planting the same in onions. After paying all expenses and rent they placed \$10,000 in the bank. Where else can

you do as well? We want you to meet Mr. Chas. Volz, a former Indiana man who, a year ago, made over \$1,000 net from an acre of celery. Mr. Volz turned his attention to onions and potatoes this year. He harvested 8,000 crates of onions from twenty acres that netted him about \$1 a crate, or \$400 per acre. Besides this, Mr. Volz had twelve acres in potatoes on which his net profits were better than \$150 per acre. It seems almost incredible that all this could be accomplished before corn—the northern farmer's staple crop—was knee high, and with months of hard work yet ahead before he receives his money—provided he has good luck.

AN INDIANA MAN'S FIRST EXPERIENCE Mr. Wm. Volz, another Indiana man, this year planted 10 acres in onions. He has harvested 5,000 crates at a net profit of \$1 per crate, or \$500 per acre. He also planted seven acres of potatoes which netted him over \$1,200. This was his first experience here. Next year he will do better.

We could go on and give you more, but we only wish to give you an idea of what is being done here. We want you to remember also that truck-growing is by no means the whole thing here. There are unlimited possibilities in the growing of such staples as corn, alfalfa, cotton, sugar cane, broom corn, etc., and for fruits such as oranges, lemons, grape-fruit, nuts and vines, which promise to rival the immense production of California. Table grapes ripen two months earlier than in California. They are shipped to northern markets early in June, and are 1,000 miles nearer these markets.

Is it any wonder that the farmers and growers are getting rich? Lands under less favorable conditions are selling from \$500 to \$1,000 per acre. Our lands at Mission are selling from \$50 to \$100 per acre, but with such yields as our growers are receiving this thing will not have to last long to send prices skyward.

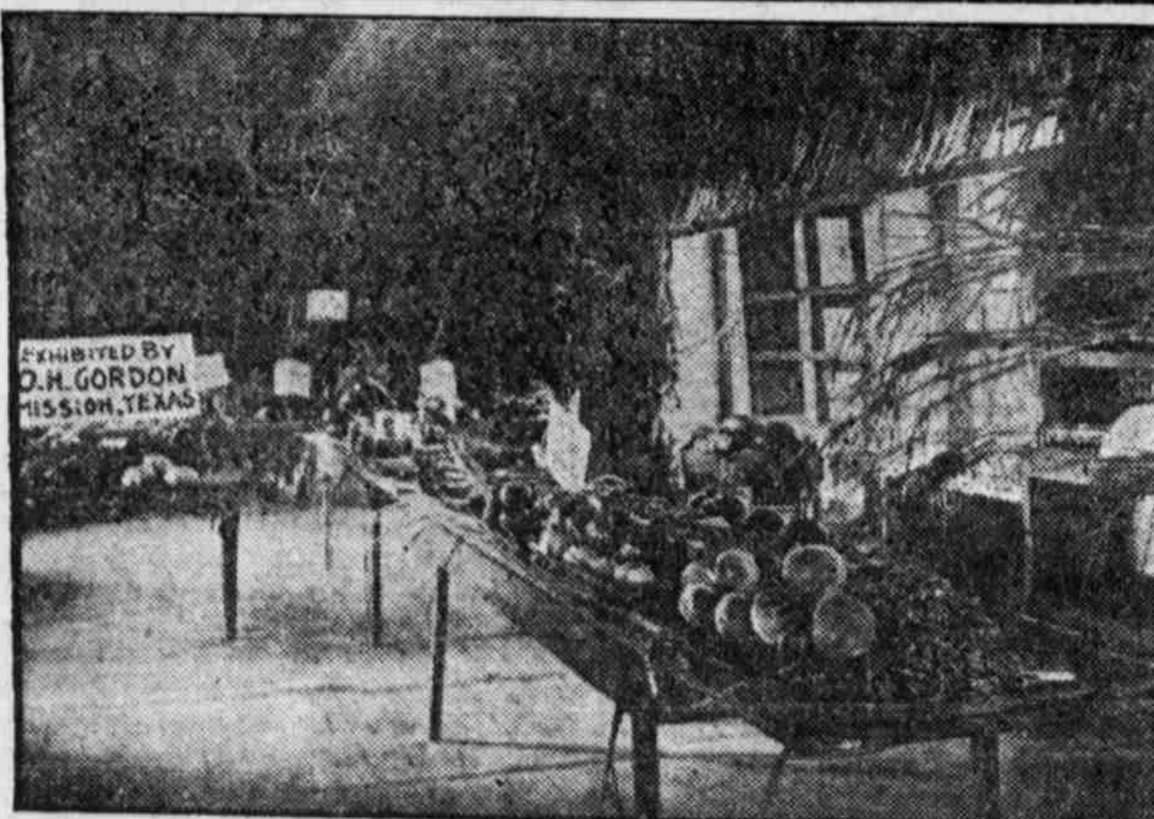
WONDERFUL CLIMATE OF GULF COAST The most wonderful thing about the Gulf Coast Country, next to its rich soils, is the equable climate. It is the surprise and delight of the northerner. The climate is as near perfect as it is possible to be. The valley is 400 miles further south than Los Angeles, Cal., but the summers are not as warm as in that state; the Gulf breezes keep the annual mean temperature at 72.7, while the highest temperature ever recorded by the U. S. weather bureau was 98 degrees. The summer days and nights are constantly cooled by the Gulf breezes, and the absence of dampness makes it less noticeable than the extreme temperatures of the north. There is no swampy land in the valley, and malaria is unknown. Sufferers from asthma, catarrh and rheumatism are greatly benefited by coming here. Sunstrokes are unknown. The winter climate is delightful and balmy, allowing constant outdoor life. The same Gulf breezes which temper the summer's heat modify the winter's cold and protect the growing crops from the danger of frosts. The clear, dry atmosphere, the absence of fogs, the freedom from extremes of temperature, make this the most ideal climate in the United States.

Why go to the polar regions to secure a farm and spend all you make during the short summer trying to keep the winter wolf away from the door, when you can enjoy this kind of a climate while constantly making money?

Rich Soils of Lower Rio Grande

The La Lomita Lands at Mission are in the delta of the Rio Grande river, and the soils are of that rich quality that exist nowhere else in the world. Experts who have examined these delta soils say there is practically no bottom to them. It is a proven fact that every acre in this valley has from ten to thirty-five feet of this rich humus soil, filled with the rich vegetable molds of untold centuries. There is such a great depth of this humus soil to draw from that is practically inexhaustible. In addition to this, our lands are irrigated by the silt-laden waters of the Rio Grande—a constant fertilizer.

In addition to our wonderful climate and rich soils we have an abundance of water for irrigation and an efficient irrigation system. We have an abundance of good Mexican laborers, who work for 75 cents a day in our money and board themselves, which is quite an item to the farmer's wife. We are on the railroad and have the best facilities for getting our products to the best markets at the time when they will command the highest prices. Commission men are always on the ground.



Some of the Products of This Valley Exhibited at the Nut Growers Convention—Notice the Exhibit of O. H. Gordon, of Mission.

Where YOU Can Better Yourself

Consider your present station in life with those of the men who are making a success at Mission on the La Lomita Lands in the Texas Gulf Coast Country. You can do fully as well, but you must ACT NOW while land can still be had at reasonable prices.

When present owners are now being offered from two to five times as much per acre net for their produce as the same land can now be purchased for per acre, is it not time you were looking into this proposition?

One distinct advantage in farming at Mission is that you can raise two and sometimes three crops a year, and twenty acres will make as much as fifty acres in other places.

Wouldn't you like to have a small farm in the Texas Gulf Coast Country, where success does not depend on uncertain weather with irregular rainfall?

Make a trip of investigation for yourself and see what is being done. Special low fares in effect on the first and third Tuesdays in each month. We cordially invite your correspondence. Write us for further information.

Address CONWAY & HOIT, MISSION, HIDALGO COUNTY, TEXAS